

## **Justification for requested variance**

**1**

It does apply to most properties in the district that are in the flood plain. But most of those properties had most likely filled their property with dirt to grade. In our circumstance it was possible to grade property without any dirt fill.

## **Justification for requested variance**

**2**

With the authorizing of this variance the other properties in this zoning district can enjoy a beautiful fence without the hassle of an expansive landfill. Now they can use this retaining wall to build a waterfall, desert rockscape, desert landscape ECT...

## **Justification for requested variance**

**3**

Because the fence was built prior to building the home with the intent to fill and grade the property. When the home was constructed with the approval of the city of Scottsdale when the home was completed it was not necessary to fill the property the because the way that the home was elevated we were able to grade the property without the expensive dirt fill which was all accidental.

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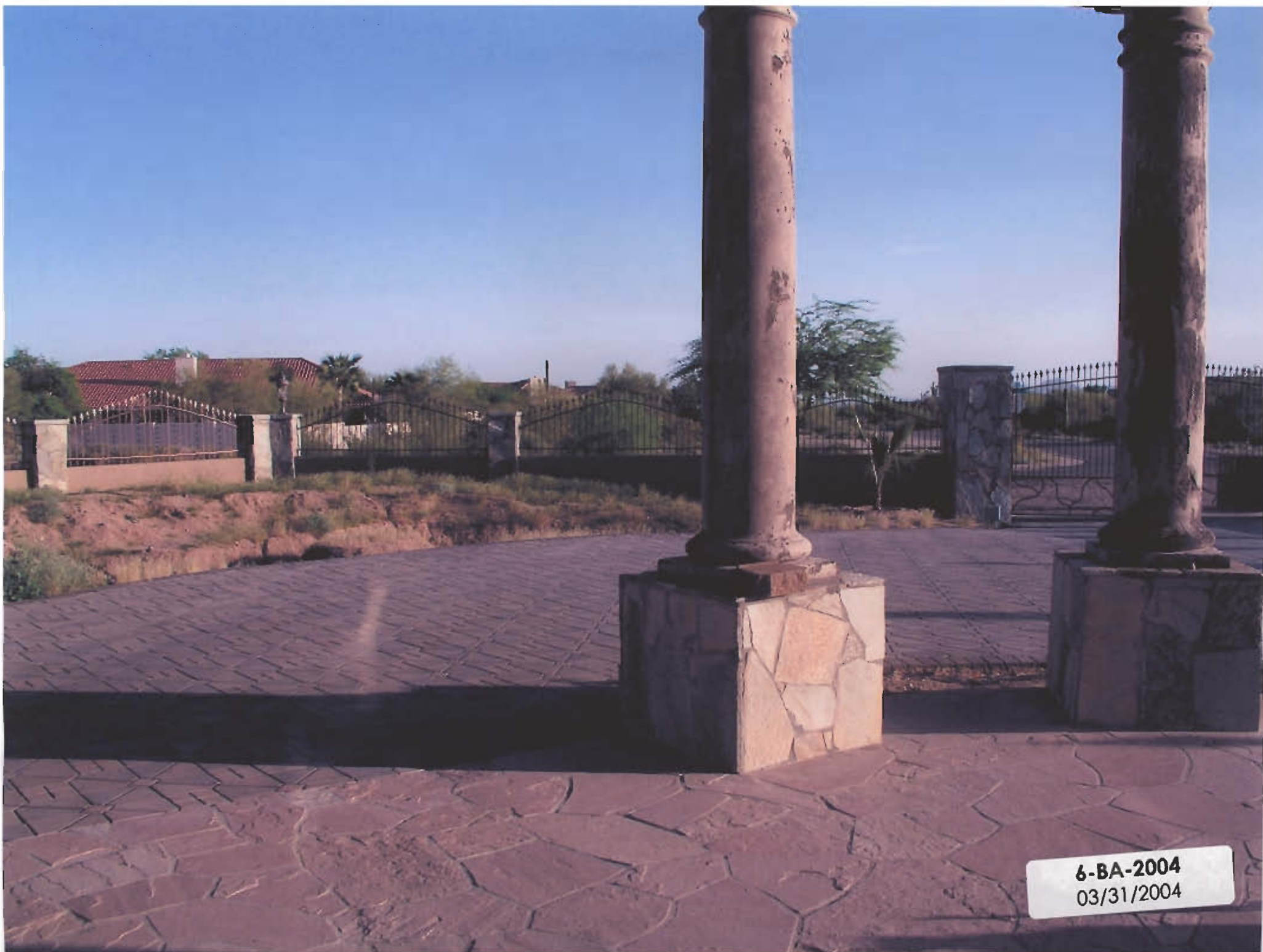
**4**

because the fence is on the property within all the correct setbacks & building envelope. Further more has nor effect on any city or state utilities which will not effect any city or state employee's conducting business or working nearby. It has no effect on adjacent property because fence in question has no adjacent property. It has no effect to the neighborhood because it blends in with the neighborhoods criteria. This fence does not effect the public welfare in general because it is like any other fence

# **Project Narrative**

**When we started this project at 8020 E. Happy Valley RD. Scottsdale, AZ 85255. We had to trench the perimeter of the property 10 to 15 feet deep and we had to put a flood retaining/bearing wall. Above the retaining/bearing wall was continued to 6 feet. Of the 6 foot fence 3 feet is a retaining wall and the other 3 feet is a wrought iron fence.**

**This home site is in the flood plain so we had to elevate the foundation 4 to 6 feet in height. The reason the fence in question is 6 feet in height is that the first 3 feet is a retaining wall because we had to fill the land with 3 feet of dirt to grade the property. Due to the fact of the expense to fill the property with dirt we have the property to grade without any fill, which now leaves us with a 6-foot fence.**



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03/31/2004



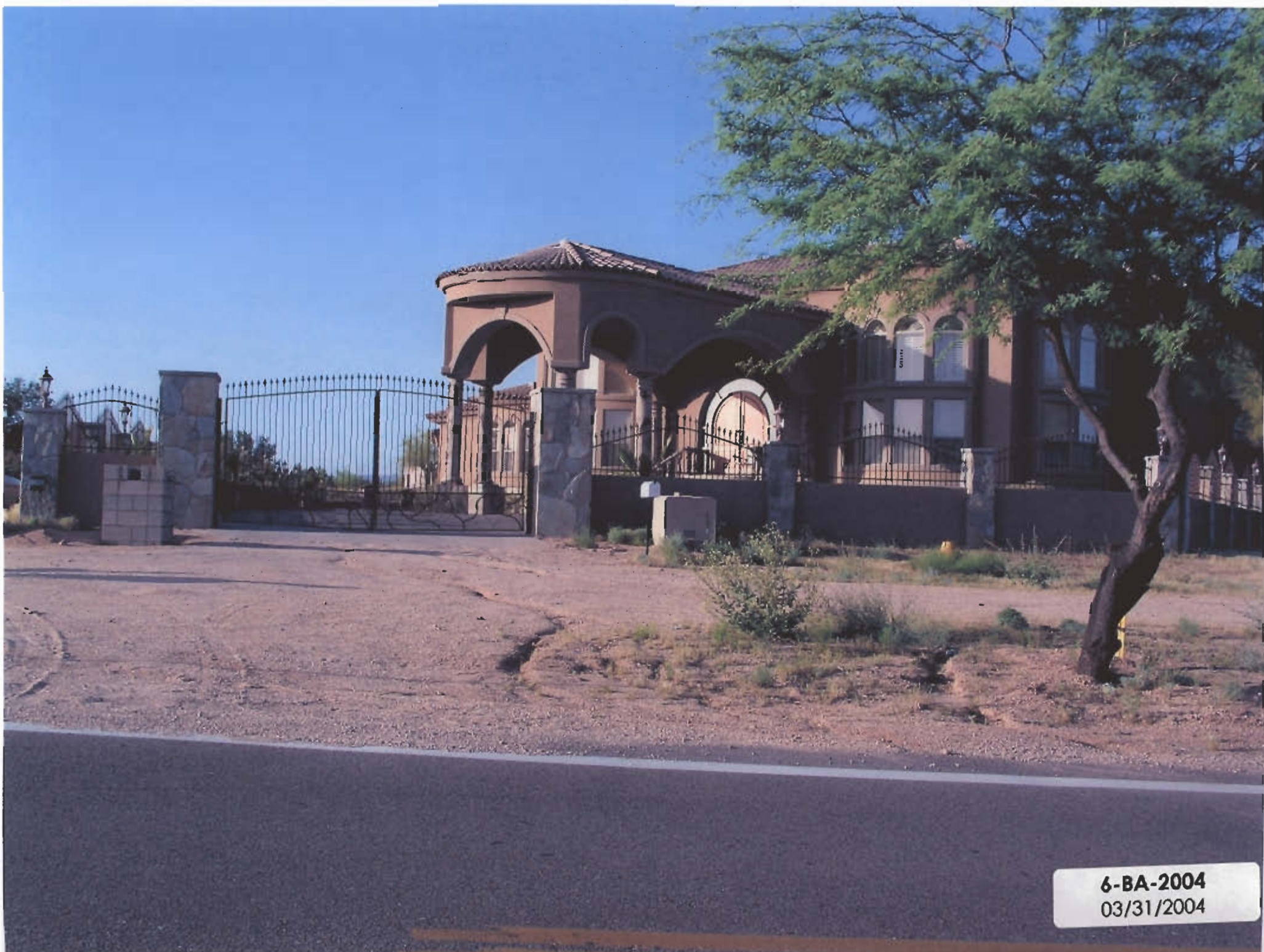


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